

~~Unapproved~~
Approved
5/21/08

CARMEL REDEVELOPMENT COMMISSION Meeting, Thursday, April 24, 2008

President Ron Carter called the meeting to order at 8:33 a.m. Commission members Rick Sharp and Carolyn Anker were present, constituting a quorum. Also present were Les Olds, Sherry Mielke and Andrea Stumpf.

Others present:

From OMNI Productions: Jim Mullet

Contractors and members of the public or press: [See sign-in sheet for detail.]

Matt Worthley, Greg Martz, Kevin Rider, Rex Barrett, Francesca Jarosz and Richard Osborn

Bid Opening for Hearthview Properties

Mr. Olds announced they have received two bids for the property.

- Barrett & Stokely had a bid of \$3,835,000, with a deposit of \$20,000.
- Keystone Construction had a bid of \$3,900,000 with a deposit of \$20,000. It is noted for the record that this bid was received at 5:30 p.m., 30 minutes after the deadline.

Mr. Olds recommended the CRC take the two bids and give them to the legal counsel for review of the conformity to the RFP requirements and will report back at a special meeting with their recommendations.

Approval of PAC Construction Staging & Storage Lease

Mr. Olds explained the construction manager from Shiel Sexton has been negotiating with Pedcor Development for land and buildings they own north of the site. The construction for the PAC needs additional "laydown" and staging space, enclosed temperature-controlled storage and additional parking for the workman. This is a necessary area the construction manager feels he needs to have. Negotiations for the property are at the rate of \$16,650 per month, with approximately 24 months use of the ground. Mr. Olds asked the Commission to pass a budget appropriation of \$400,000 for this work, with monthly payments being paid by the Carmel Redevelopment Commission. The \$400,000 payment is in addition to the current budget for the PAC. There are no alternative options in terms of locations. The location would allow the workers to move very quickly between the staging site and the construction site.

Mr. Sharp questioned if it was set up as a month to month agreement. Mr. Olds confirmed it would be a month to month agreement. It is noted that the bids received from contractors, the contractor had a requirement to provide parking for their workers, and had to set a value for the parking. When the set value of each contractors' bids were totaled, the CRC will save approximately \$100,000 of the bid package. Mr. Sharp asked how much was originally budgeted for "laydown" parking areas. Mr. Olds explained that \$700,000 was set aside for construction staging, parking, "laydown" and any improvements necessary on the ground for parking and storage.

CRC Meeting, April 24, 2008

Mr. Sharp questioned if the CRC would be making improvements according to the lease. Mr. Olds explained the CRC would be responsible for the utilities for the building. If improvements need to be made, they will be at CRC cost. At present time, no improvements for construction storage are anticipated, but additional gravel parking areas may be needed. The construction manager has set aside a budget of approximately \$100,000 for temporary surface parking areas.

Mr. Sharp stated with the CRC assuming this obligation, a net of \$600,000 will be freed up and can be redirected into the project. The CRC will also have saved \$100,000 in contract costs. Mr. Olds confirmed the saved funds could be moved to the contingency part of the project.

Mr. Sharp moved to approve the PAC construction staging and storage lease with Pedcor on a month to month basis in the amount of \$16,650/month. Seconded by Ms. Anker and unanimously approved.

Old Business

None at this time.

New Business

None at this time.

Adjournment

Ms. Anker moved the meeting be adjourned. Seconded by Mr. Sharp. The meeting was adjourned at 8:43 a.m.